



EXECUTIVE SUMMARY

OVERVIEW

The Area Plan process is structured to emphasize public involvement and incorporate comments, ideas, and direction of the public into the plan. The citizens of the New River planning area developed a vision statement during the *Eye to the Future 2020*, Maricopa County Comprehensive Plan process to guide the Area Plan:

We envision the North Valley as a place that enjoys a high quality of living and intelligently planned community developments, while preserving a variety of lifestyles, including the rural lifestyle and some existing agricultural (non-crop) uses. The North Valley includes a balanced transportation system (vehicular, public transit and non-motorized) that can accommodate justified economic development at a community scale with citizen input to provide goods, services and jobs to community residents. The enhanced tax base and increased job opportunities reduce the need to commute into the metropolitan area. As the area grows, the North Valley preserves the Sonoran Desert and promotes a high-quality lifestyle where people can interact at the neighborhood level, while providing its residents with the opportunity to live, work and play within their communities.

WHAT'S NEW IN THE PLAN?

1. Land use categories that follow the regional standard and are consistent with the Comprehensive Plan.
2. Designation of a Commercial and Natural Scenic Corridor along I-17 with design standards for development.
3. The proposed Town Center.
4. Large Lot Residential land use designation to be used for the possible preservation of Daisy Mountain.
5. The re-designation of the southwestern corner of the Area Plan to Small Lot Residential. Land Use Policy L 3.7 is added to maintain the rural nature of the area north of the New River Road/I-17 interchange.
6. Extensive mapping of hiking and equestrian trails, existing and proposed.
7. Discussion and analysis of current issues.
8. Redesigned and rewritten Area Plan with digital maps.



EXECUTIVE SUMMARY

HOW TO USE THE PLAN

The ***New River Area Plan*** provides a specific guide for decisions by the Planning and Zoning Commission and the Board of Supervisors concerning growth and development in the New River planning area. It is to be used by policy makers to guide their decisions and serve as a reference for private sector decision making.

AREA PLAN ELEMENTS

The Area Plan elements contain a series of goals, objectives and policies used to define development standards, guide public investment, and public and private decision making.

LAND USE

The land use area designations in this Area Plan embody generalized land use, development or preservation concepts. Underlying these areas are more detailed plans that recommend specific land uses in the planning area.

GOALS AND OBJECTIVES

The goal of the land use element is to:

Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.

Within this goal the following objectives apply:

New River Objective L.1

- a. Create orderly, efficient, and functional development patterns.
- b. Create high quality residential, commercial, and industrial land developments that are compatible with adjacent land uses.

New River Objective L.2

Provide for a functional, efficient and cost effective system of utilities, facilities and services to serve county population and employment centers.

New River Objective L.3

- a. Provide sufficient public services for intensity of land use.
- b. Minimize conflicts between urban and rural land uses.

TRANSPORTATION

The following goals were developed for the *Northeast Valley Area Transportation Study* (NEVTS) and are included in the *New River Area Plan*. They fall into three broad categories: roadway planning, non-motorized travelways, and natural and cultural resource protection. The following outlines the specific transportation goals.



GOALS

Goal 1 –Roadway Planning: *Provide for future transportation corridors and roadways that minimize vehicle operating costs, are aesthetically pleasing to both users and non-users, provide flexibility to accommodate future technology, minimize costs to construct and maintain, insure adequate capacity for expected traffic demands, and protect safety for users.*

Goal 2 –Non-Motorized Travelways: *Provide public access that will reasonably accommodate non-motorized travel modes along roadways, including bike routes, equestrian trails and paths, and pedestrian walkways to open space within five miles of Northeast Valley residents' homes.*

Goal 3 –Natural And Cultural Resource Protection: *Encourage roadway and non-motorized travelways developments which are compatible with natural and cultural features and which minimize adverse environmental impacts.*

ENVIRONMENTAL

Two environmental goals have been established through the comprehensive planning process for Maricopa County that address the natural and human environment in New River:

GOALS AND OBJECTIVES

Goal 1: *Promote development that considers adverse environmental impacts on the natural and cultural environment, preserves highly valued open space, and remediates areas contaminated with hazardous materials.*

Goal 2: *Improve air quality and minimize noise impacts.*

With these goals the following objectives apply:

New River Objective 1

Encourage developments that are compatible with significant natural environmental features and which do not lead to its destruction.

New River Objective 2

Protect and preserve existing water resources and minimize flood hazards.

New River Objective 3

Preserve existing habitat areas of threatened or endangered wildlife and/or desert plant species.

New River Objective 4

Protect the County's historical and archaeological resources.



EXECUTIVE SUMMARY

ECONOMIC DEVELOPMENT

Economic development opportunities should aid in the generation of employment and contribute to the enhancement of the quality of life for residents and communities.

GOALS AND OBJECTIVES

The goal of the Economic Development Element is to:

Promote a growing balanced, efficient, and diversified economy, consistent with available resources, that enhances quality employment opportunities, improves quality of life, and is sensitive to the natural and cultural environment.

Within this goal, the following objectives apply:

New River Objective 1

Permit major commercial and job employment centers where the labor force and infrastructure exist or are expanding.

New River Objective 2

In developments with densities greater than one dwelling unit per acre create a land use environment that generates a diversified economic base which fosters varied employment opportunities, and encourages business formation and expansion.